



(Residential MLS# 221021)

6 Blandford Dr. Blandford MA 01008

List Price: \$649,000

Beautiful sunsets from your waterfront paradise! Imagine sipping your morning coffee looking across at undeveloped state land or paddling along the mainly state land shoreline as the morning mist burns off the lake. This can be a reality as we have it here for you! With a large bunk room on the second floor....bring friends! Landscaped with beautiful perennials and waiting for you. Fire up the outside fireplace, grill and relish the lake. Come, relax and enjoy!

Property Highlights

Total Rooms: 5	Style: Cottage
Total Bedrooms: 3	Exterior Color: Buttercream Year Built Apx: 1972 (Assessor)
Total Bathrooms: 2	Sq Ft Liv Apx: 1,265 (Assessor) Acres Apx: 0.28
Total Full Baths: 1	Garage Stalls:
Total Half Baths: 1	Basement: Interior Access; Unfinished; Walkout
	Waterfront: Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond
	Name: Otis Reservoir; Motorized Vehicles
	Views: Scenic; Water

Interior Details

Interior Amenities: Alarm System

Floor: Carpet; Linoleum

Heat/Cool/Vent: Central AC; Forced Air; Pellet Stove; Ceiling Fan

Fuel: Pellet; Propane

Hot Water: Electric

Insulation: Fiberglass

Appliances Incl: Dishwasher; Dryer; Freezer; Range Hood; Range/Stove; Refrigerator; Washer

Electric Type: 200 Amp

Accessibility: 1st Fl Bdrm; 1st Flr Full Bath; 1st Flr Half Bath

Lead Paint: Unk

Rentals:

Room Details

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			
Kitchen	1st Floor			
Other	1st Floor			Enclosed, Heated Porch
Bath 1/2	1st Floor			
Bath Full	1st Floor			
Bedroom 1	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	2nd Floor			

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Exterior Lighting; Landscaped; Porch; Privacy; Mature Landscaping

Exterior Color: Buttercream

Construction: Wood Frame

Roof: Asphalt/Fiberglass

Exterior Siding: Vinyl

Water: Private; Well

Sewer: Private

Title V: Unk

Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.28

Lot Size Dimensions: 12197

Lot Size SqFt: 12,197

Parking Type: Off Street

Lot Description: Wooded

Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential

Book: 12046 & 2090 **Page:** 567 & 254

Map Ref: M:401A&18C B:0 L:58&59

Taxes: 5,690 (2017)

Assess Amt: 348,200 (2,017)

Restrict Covenants: Homeowner Assoc; Yes

Easement: Unk

Survey: Unk

Right of Way: Unk

HOA / Community Fees: HOA Fee: 125

Mandatory HOA: Yes

Sale and Showing Details

Status: Active

Contingent:

Current Price: 649,000

Original List Price: 649,000

Days on Market: 0

Seller Terms:

Possession: @closing

Agent Interest: None

Side Agreement: No

Limited Service: No

Seller Disc: No

Report Generated by:

REAL LIVING REALTY PROFESSIONALS

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<http://countryandwaterfronts.com>

Directions: RT 23 to Old Blandford Road to the end-stop sign. Right onto Moreau Rd, Right onto Brookman Drive, Left onto Blandford Drive.

Marketing/Headline: Otis Reservoir Waterfront